HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2013

New Home Market

Apartment construction up from last month

A total of 3,391 homes were started in the Greater Toronto Area (GTA) in May 2013, down from the same period last year. A significant number of homes started last month were condominium apartments. Condominium apartment starts rebounded this month with most of them occurring in the City of Toronto. A few major condominium apartment projects also broke ground in Peel's City of Brampton and Halton's Town of Oakville. Notwithstanding these large condominium apartments projects in Halton and Peel regions, these regions continue to account for a significant share of new low-rise housing, particularly single-detached and row homes. Furthermore, even though high-rise construction more than doubled from last month, this

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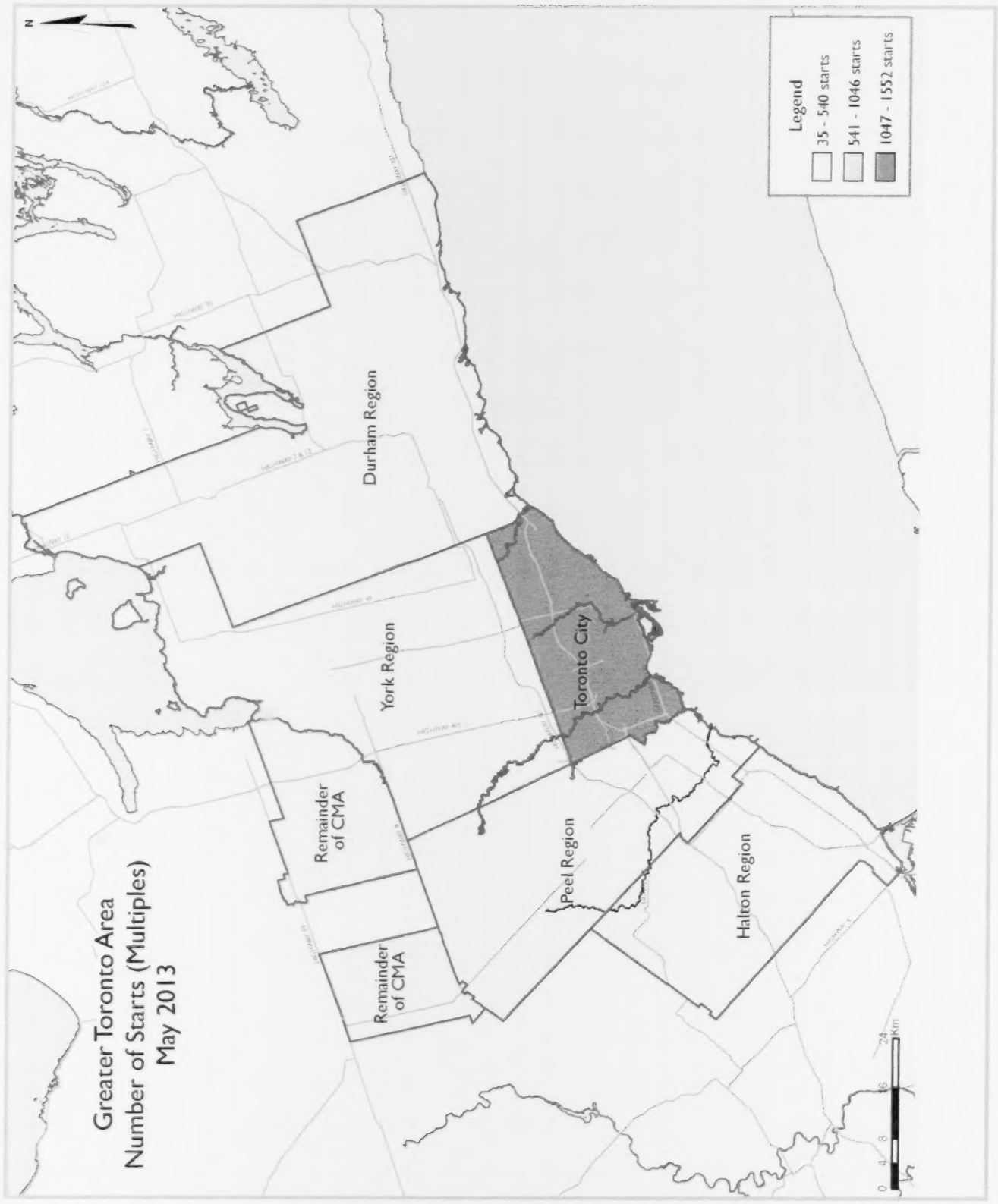
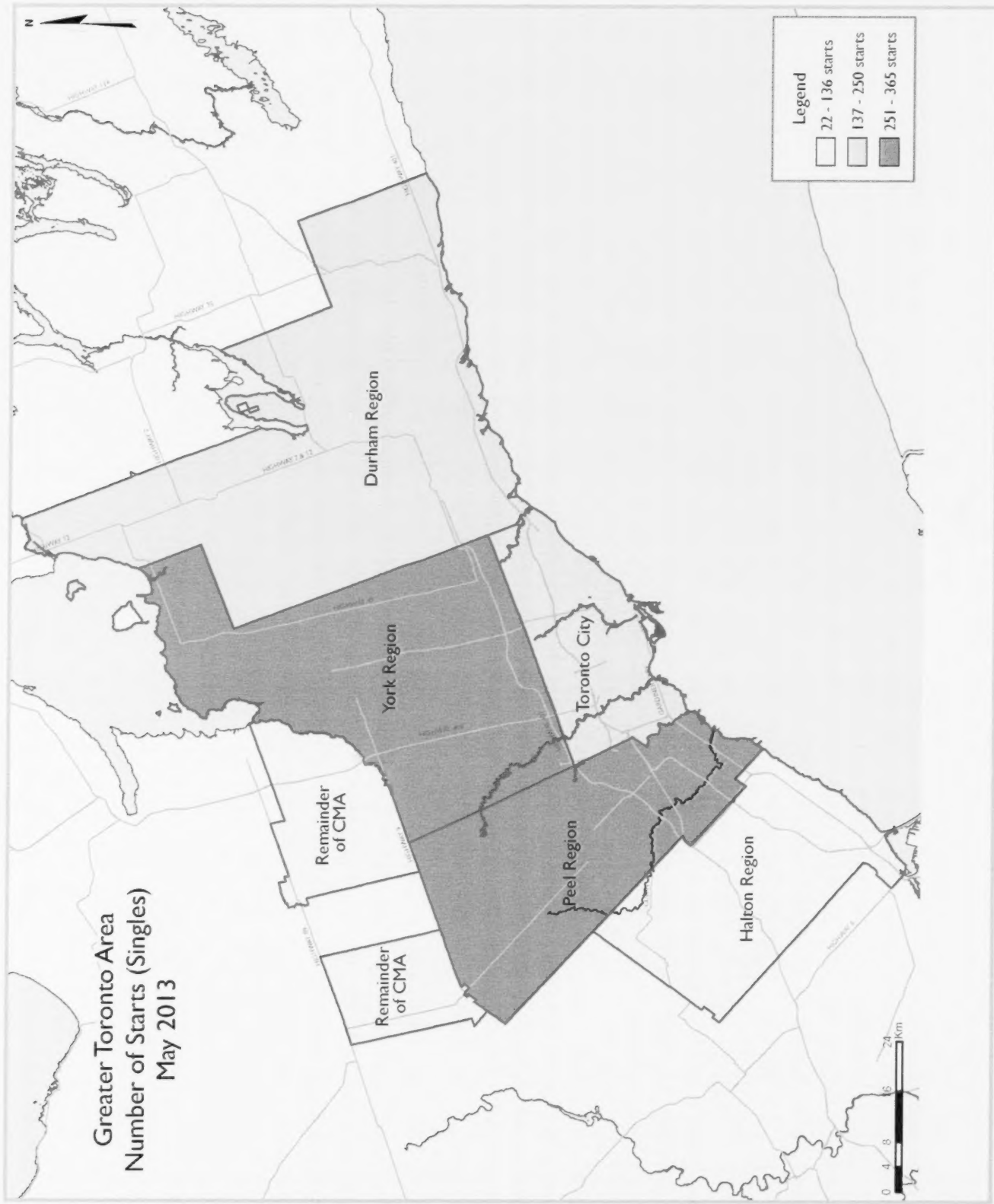
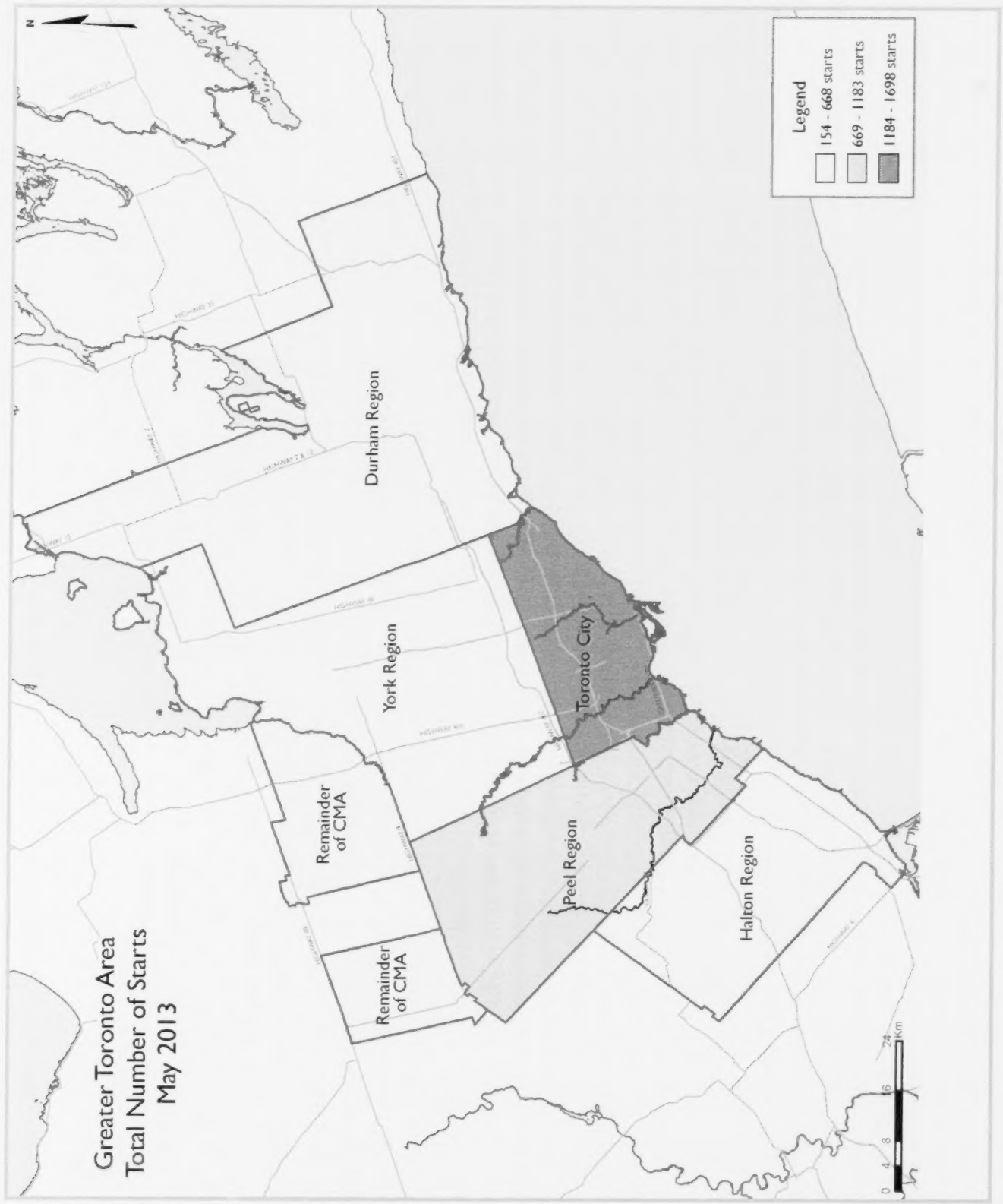
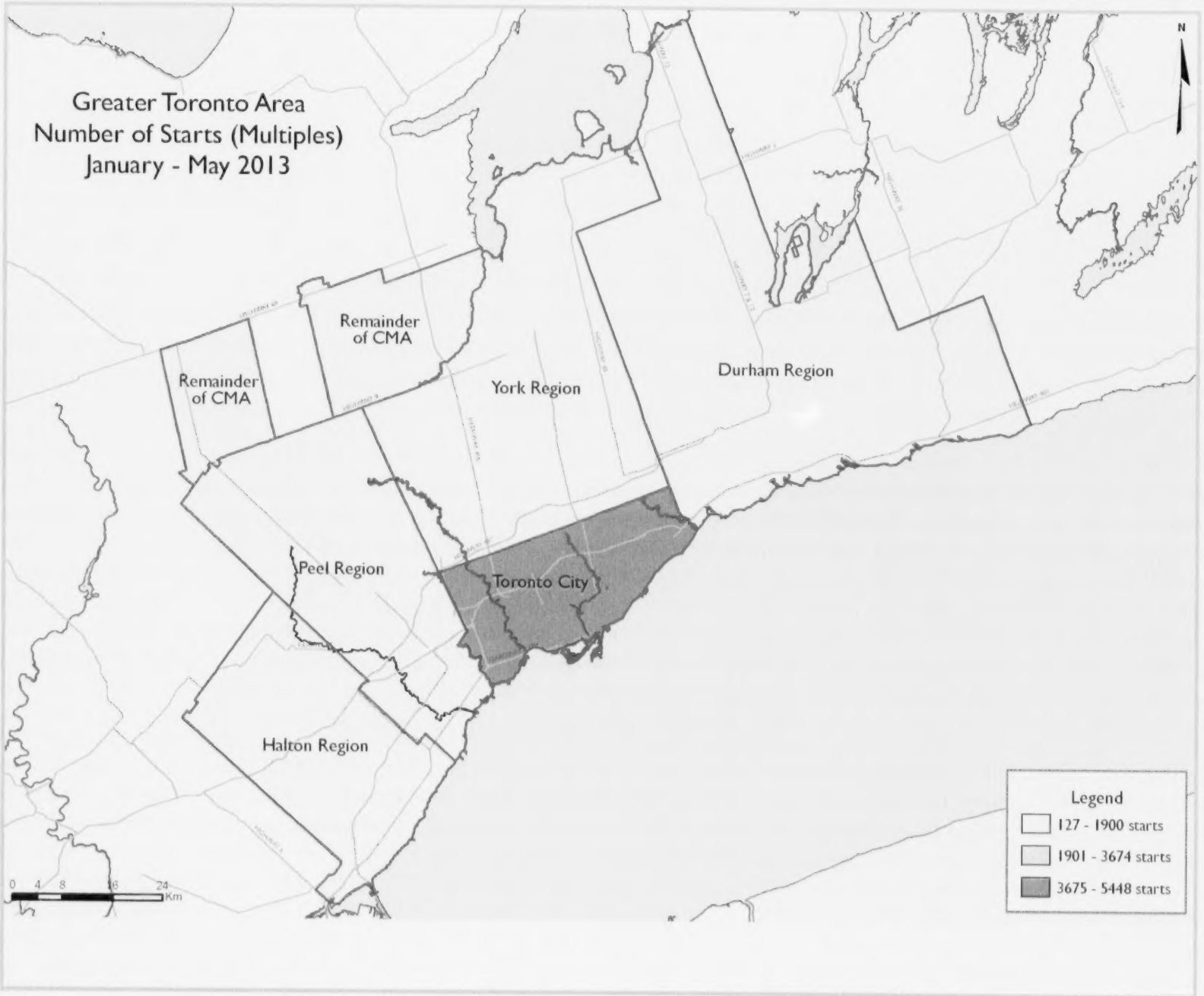
increase was still not enough to bring up total starts to the same level as reported in the same month last year.

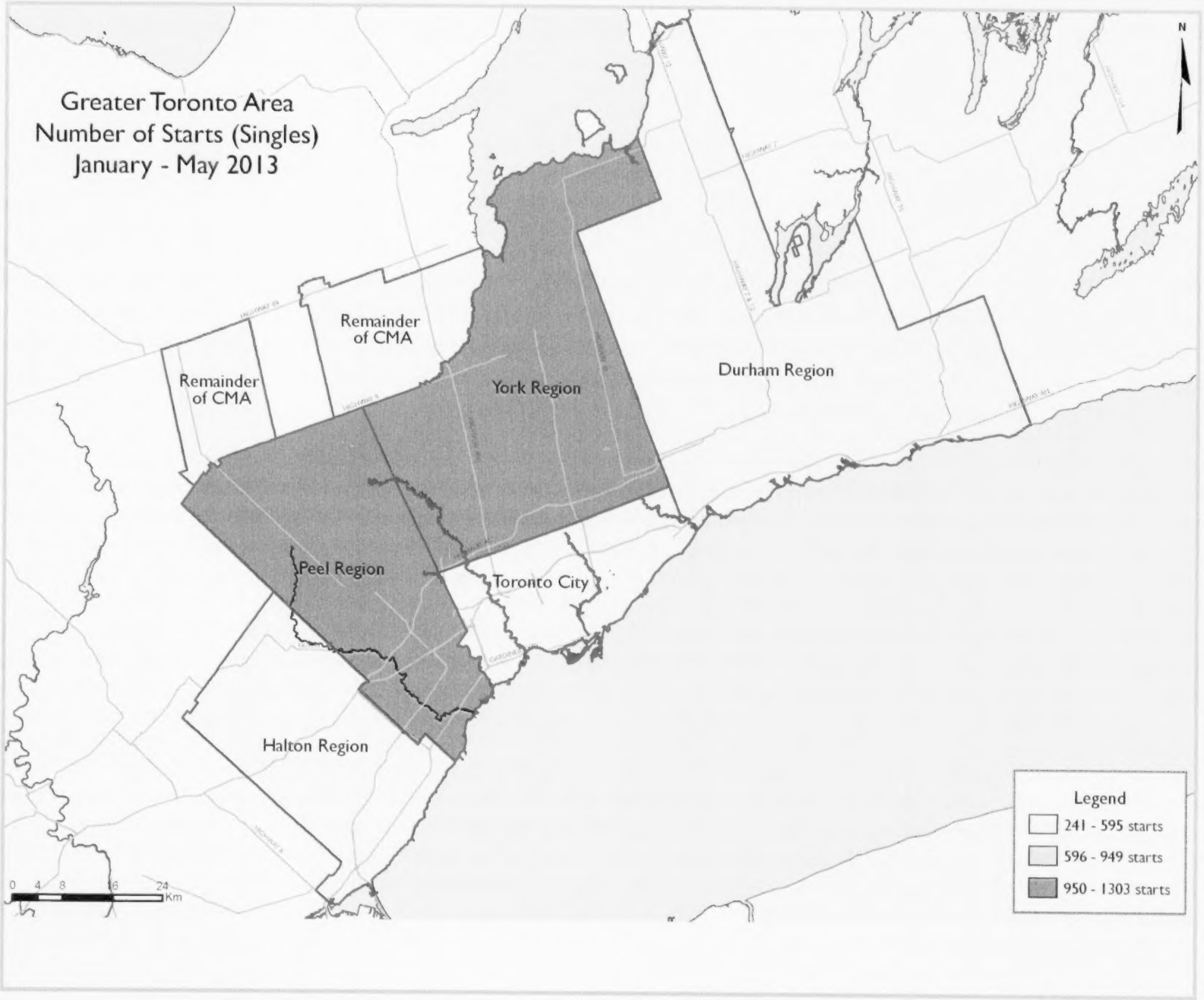
Condominium apartment construction entered 2013 on a softer note. The number of units under construction reached a peak in February 2013. Since then the number of units has been decreasing. As units are finished and more resources become available developers can begin construction on the backlog of projects which were mainly sold in 2011 but which have not yet started. This led to a sharp increase in condominium apartment construction from April to May 2013. Low-rise construction (singles, semis, and rows) remained fairly constant.


Greater Toronto Area
Number of Starts (Multiples)
May 2013
Legend
35 - 540 starts
541 - 1046 starts
1047 - 1552 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
May 2013
Legend
22 - 136 starts
137 - 250 starts
251 - 365 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
May 2013
N
Legend
154 - 668 starts
669 - 1183 starts
1184 - 1698 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - May 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
127 - 1900 starts
1901 - 3674 starts
3675 - 5448 starts


Greater Toronto Area
Number of Starts (Singles)
January - May 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
241 - 595 starts
596 - 949 starts
950 - 1303 starts

Greater Toronto Area
Total Number of Starts
January - May 2013
N
Legend
370 - 2189 starts
2190 - 4008 starts
4009 - 5827 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	916	192	480	3	48	1,494	0	225	3,358
May 2012	872	172	423	7	28	1,595	0	384	3,481
% Change	5.0	11.6	13.5	-57.1	71.4	-6.3	n/a	-41.4	-3.5
Year-to-date 2013	3,596	828	1,329	10	187	6,120	0	238	12,308
Year-to-date 2012	3,719	948	2,169	7	393	11,531	22	1,053	19,842
% Change	-3.3	-12.7	-38.7	42.9	-52.4	-46.9	-100.0	-77.4	-38.0
UNDER CONSTRUCTION									
May 2013	8,134	1,976	3,765	25	851	48,368	8	2,159	65,287
May 2012	7,971	1,830	3,646	24	1,134	40,912	30	2,827	58,374
% Change	2.0	8.0	3.3	4.2	-25.0	18.2	-73.3	-23.6	11.8
COMPLETIONS									
May 2013	739	164	346	7	72	2,099	14	483	3,924
May 2012	1,086	122	254	1	90	1,572	0	236	3,361
% Change	-32.0	34.4	36.2	**	-20.0	33.5	n/a	104.7	16.8
Year-to-date 2013	3,906	845	1,426	22	367	8,300	14	1,386	16,266
Year-to-date 2012	4,570	802	1,328	7	311	5,288	8	1,798	14,112
% Change	-14.5	5.4	7.4	**	18.0	57.0	75.0	-22.9	15.3
COMPLETED & NOT ABSORBED									
May 2013	166	19	100	0	8	1,132	n/a	n/a	1,425
May 2012	110	12	37	0	7	822	n/a	n/a	988
% Change	50.9	58.3	170.3	n/a	14.3	37.7	n/a	n/a	44.2
ABSORBED									
May 2013	763	164	357	6	72	1 987	n/a	n/a	3,349
May 2012	1,069	123	262	1	89	1 569	n/a	n/a	3,113
% Change	-28.6	33.3	36.3	**	-19.1	26.6	n/a	n/a	7.6
Year-to-date 2013	3,879	844	1,397	21	370	8,077	n/a	n/a	14,588
Year-to-date 2012	4,553	815	1,352	7	306	5,314	n/a	n/a	12,347
% Change	-14.8	3.6	3.3	200.0	20.9	52.0	n/a	n/a	18.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	101	16	19	0	0	0	2	0	138
May 2012	167	0	8	0	43	0	0	0	218
% Change	-39.5	n/a	137.5	n/a	-100.0	n/a	n/a	n/a	-36.7
Year-to-date 2013	355	48	41	0	21	0	29	48	542
Year-to-date 2012	467	6	64	0	55	154	0	139	885
% Change	-24.0	**	-35.9	n/a	-61.8	-100.0	n/a	-65.5	-38.8
UNDER CONSTRUCTION									
May 2013	619	72	77	0	85	160	39	202	1,254
May 2012	804	10	134	0	123	190	0	187	1,448
% Change	-23.0	**	-42.5	n/a	-30.9	-15.8	n/a	8.0	-13.4
COMPLETIONS									
May 2013	94	2	6	0	29	0	0	0	131
May 2012	104	0	39	0	13	0	10	0	166
% Change	-9.6	n/a	-84.6	n/a	123.1	n/a	-100.0	n/a	-21.1
Year-to-date 2013	376	20	54	0	93	30	1	0	574
Year-to-date 2012	452	0	133	0	40	0	48	2	675
% Change	-16.8	n/a	-59.4	n/a	132.5	n/a	-97.9	-100.0	-15.0
COMPLETED & NOT ABSORBED									
May 2013	7	0	1	0	0	9	n/a	n/a	17
May 2012	9	0	2	0	3	9	n/a	n/a	23
% Change	-22.2	n/a	-50.0	n/a	-100.0	0.0	n/a	n/a	-26.1
ABSORBED									
May 2013	95	2	6	0	29	0	n/a	n/a	132
May 2012	105	0	38	0	14	0	n/a	n/a	157
% Change	-9.5	n/a	-84.2	n/a	107.1	n/a	n/a	n/a	-15.9
Year-to-date 2013	379	20	53	0	95	30	n/a	n/a	577
Year-to-date 2012	458	0	132	0	40	1	n/a	n/a	631
% Change	-17.2	n/a	-59.8	n/a	137.5	**	n/a	n/a	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	980	208	426	0	56	1,494	2	225	3,391
May 2012	994	170	431	0	77	1,595	0	384	3,651
% Change	-1.4	22.4	-1.2	n/a	-27.3	-6.3	n/a	-41.4	-7.1
Year-to-date 2013	3,746	870	1,287	0	274	6,352	29	441	12,999
Year-to-date 2012	3,978	952	2,253	0	454	12,023	22	1,192	20,874
% Change	-5.8	-8.6	-42.9	n/a	-39.6	-47.2	31.8	-63.0	-37.7
UNDER CONSTRUCTION									
May 2013	8,512	2,016	3,705	10	1,036	49,066	47	2,516	66,909
May 2012	8,469	1,828	3,816	13	1,269	41,594	30	3,164	60,183
% Change	0.5	10.3	-2.9	-23.1	-18.4	18.0	56.7	-20.5	11.2
COMPLETIONS									
May 2013	803	152	352	0	101	2,099	14	483	4,004
May 2012	1,085	110	293	0	103	1,572	10	236	3,409
% Change	-26.0	38.2	20.1	n/a	-1.9	33.5	40.0	104.7	17.5
Year-to-date 2013	4,071	825	1,473	3	456	8,516	15	1,386	16,745
Year-to-date 2012	4,882	768	1,461	1	370	5,288	56	1,800	14,626
% Change	-16.6	7.4	0.8	200.0	23.2	61.0	-73.2	-23.0	14.5
COMPLETED & NOT ABSORBED									
May 2013	189	17	85	0	8	1,149	n/a	n/a	1,448
May 2012	133	12	39	0	13	831	n/a	n/a	1,028
% Change	42.1	41.7	117.9	n/a	-38.5	38.3	n/a	n/a	40.9
ABSORBED									
May 2013	819	152	363	0	101	1 987	n/a	n/a	3,422
May 2012	1,057	111	300	0	103	1 569	n/a	n/a	3,140
% Change	-22.5	36.9	21.0	n/a	-1.9	26.6	n/a	n/a	9.0
Year-to-date 2013	4,032	824	1,443	3	461	8,285	n/a	n/a	15,048
Year-to-date 2012	4,852	781	1,484	1	365	5,324	n/a	n/a	12,807
% Change	-16.9	5.5	-2.8	200.0	26.3	55.6	n/a	n/a	17.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2013	146	48	92	0	32	1,380	0	0	1,698
May 2012	95	2	69	0	0	1,370	0	243	1,779
York Region									
May 2013	365	68	50	0	0	0	0	0	483
May 2012	367	52	178	0	0	216	0	141	954
Peel Region									
May 2013	302	76	168	0	0	0	0	225	771
May 2012	259	102	61	0	0	0	0	0	422
Halton Region									
May 2013	22	0	97	0	24	114	0	0	257
May 2012	11	14	99	0	17	9	0	0	150
Durham Region									
May 2013	145	16	19	0	0	0	2	0	182
May 2012	262	0	24	0	60	0	0	0	346
Toronto CMA									
May 2013	916	192	480	3	48	1,494	0	225	3,358
May 2012	872	172	423	7	28	1,595	0	384	3,481
Oshawa CMA									
May 2013	101	16	19	0	0	0	2	0	138
May 2012	167	0	8	0	43	0	0	0	218
Greater Toronto Area									
May 2013	980	208	426	0	56	1,494	2	225	3,391
May 2012	994	170	431	0	77	1,595	0	384	3,651

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2013	1,336	204	605	0	267	39,386	0	1,822	43,620
May 2012	1,205	214	787	0	127	33,161	14	2,146	37,654
York Region									
May 2013	2,200	400	1,134	1	83	5,710	0	112	9,640
May 2012	2,140	276	1,205	3	334	4,627	8	231	8,824
Peel Region									
May 2013	3,319	1,106	630	9	166	2,245	8	225	7,709
May 2012	2,597	1,214	904	10	300	2,252	8	450	7,735
Halton Region									
May 2013	687	196	1,037	0	375	1,565	0	155	4,015
May 2012	1,165	60	615	0	295	1,129	0	150	3,414
Durham Region									
May 2013	970	110	299	0	145	160	39	202	1,925
May 2012	1,362	64	305	0	213	425	0	187	2,556
Toronto CMA									
May 2013	8,134	1,976	3,765	25	851	48,368	8	2,159	65,287
May 2012	7,971	1,830	3,646	24	1,134	40,912	30	2,827	58,374
Oshawa CMA									
May 2013	619	72	77	0	85	160	39	202	1,254
May 2012	804	10	134	0	123	190	0	187	1,448
Greater Toronto Area									
May 2013	8,512	2,016	3,705	10	1,036	49,066	47	2,516	66,909
May 2012	8,469	1,828	3,816	13	1,269	41,594	30	3,164	60,183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2013	81	4	38	0	0	1,160	14	93	1,390
May 2012	73	0	25	0	0	713	0	236	1,047
York Region									
May 2013	183	42	124	0	0	305	0	140	794
May 2012	376	30	99	0	6	0	0	0	511
Peel Region									
May 2013	228	78	115	0	0	586	0	250	1,257
May 2012	266	44	125	0	0	859	0	0	1,294
Halton Region									
May 2013	161	26	6	0	51	48	0	0	292
May 2012	219	30	0	0	84	0	0	0	333
Durham Region									
May 2013	150	2	69	0	50	0	0	0	271
May 2012	151	6	44	0	13	0	10	0	224
Toronto CMA									
May 2013	739	164	346	7	72	2,099	14	483	3,924
May 2012	1,086	122	254	1	90	1,572	0	236	3,361
Oshawa CMA									
May 2013	94	2	6	0	29	0	0	0	131
May 2012	104	0	39	0	13	0	10	0	166
Greater Toronto Area									
May 2013	803	152	352	0	101	2,099	14	483	4,004
May 2012	1,085	110	293	0	103	1,572	10	236	3,409

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2013	91	7	35	0	6	992	n/a	n/a	1,131
May 2012	43	1	24	0	4	696	n/a	n/a	768
York Region									
May 2013	21	6	30	0	0	48	n/a	n/a	105
May 2012	12	0	11	0	1	52	n/a	n/a	76
Peel Region									
May 2013	21	4	19	0	2	59	n/a	n/a	105
May 2012	34	11	0	0	2	74	n/a	n/a	121
Halton Region									
May 2013	27	0	0	0	0	32	n/a	n/a	59
May 2012	31	0	2	0	3	0	n/a	n/a	36
Durham Region									
May 2013	29	0	1	0	0	18	n/a	n/a	48
May 2012	13	0	2	0	3	9	n/a	n/a	27
Toronto CMA									
May 2013	166	19	100	0	8	1,132	n/a	n/a	1,425
May 2012	110	12	37	0	7	822	n/a	n/a	988
Oshawa CMA									
May 2013	7	0	1	0	0	9	n/a	n/a	17
May 2012	9	0	2	0	3	9	n/a	n/a	23
Greater Toronto Area									
May 2013	189	17	85	0	8	1,149	n/a	n/a	1,448
May 2012	133	12	39	0	13	831	n/a	n/a	1,028

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2013	88	2	42	0	0	1,064	n/a	n/a	1,196
May 2012	75	0	33	0	0	710	n/a	n/a	818
York Region									
May 2013	183	42	124	0	0	289	n/a	n/a	638
May 2012	376	30	99	0	5	0	n/a	n/a	510
Peel Region									
May 2013	231	78	115	0	0	586	n/a	n/a	1,010
May 2012	252	45	125	0	0	859	n/a	n/a	1,281
Halton Region									
May 2013	158	28	6	0	51	48	n/a	n/a	291
May 2012	201	30	0	0	84	0	n/a	n/a	315
Durham Region									
May 2013	159	2	76	0	50	0	n/a	n/a	287
May 2012	153	6	43	0	14	0	n/a	n/a	216
Toronto CMA									
May 2013	763	164	357	6	72	1,987	n/a	n/a	3,349
May 2012	1,069	123	262	1	89	1,569	n/a	n/a	3,113
Oshawa CMA									
May 2013	95	2	6	0	29	0	n/a	n/a	132
May 2012	105	0	38	0	14	0	n/a	n/a	157
Greater Toronto Area									
May 2013	819	152	363	0	101	1,987	n/a	n/a	3,422
May 2012	1,057	111	300	0	103	1,569	n/a	n/a	3,140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Toronto City	146	95	48	2	124	69	1,380	1,613	1,698	1,779	-4.6
Toronto	15	12	6	0	0	30	862	562	883	604	46.2
East York	2	9	0	2	0	0	0	0	2	11	-81.8
Etobicoke	17	16	32	0	0	0	72	647	121	663	-81.7
North York	67	41	0	0	32	36	150	404	249	481	-48.2
Scarborough	43	13	10	0	92	3	296	0	441	16	**
York	2	4	0	0	0	0	0	0	2	4	-50.0
York Region	365	367	68	52	50	178	0	357	483	954	-49.4
Aurora	1	8	0	0	0	0	0	0	1	8	-87.5
East Gwillimbury	4	1	0	32	0	0	0	0	4	33	-87.9
Georgina Township	8	5	0	0	0	0	0	0	8	5	60.0
King Township	13	23	0	0	0	8	0	0	13	31	-58.1
Markham	235	75	66	20	22	110	0	1	323	206	56.8
Newmarket	20	85	0	0	0	0	0	0	20	85	-76.5
Richmond Hill	21	77	2	0	0	48	0	356	23	481	-95.2
Vaughan	42	66	0	0	28	4	0	0	70	70	0.0
Whitchurch-Stouffville	21	27	0	0	0	8	0	0	21	35	-40.0
Peel Region	302	259	76	102	168	61	225	0	771	422	82.7
Brampton	269	192	10	92	101	61	225	0	605	345	75.4
Caledon	33	56	8	10	23	0	0	0	64	66	-3.0
Mississauga	0	11	58	0	44	0	0	0	102	11	**
Halton Region	22	11	0	14	121	116	114	9	257	150	71.3
Burlington	9	6	0	0	38	40	0	0	47	46	2.2
Halton Hills	5	2	0	0	0	0	0	0	5	2	150.0
Milton	5	3	0	14	54	65	0	0	59	82	-28.0
Oakville	3	0	0	0	29	11	114	9	146	20	**
Durham Region	147	262	16	0	19	84	0	0	182	346	-47.4
Ajax	37	13	0	0	0	17	0	0	37	30	23.3
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	14	125	16	0	13	0	0	0	43	125	-65.6
Oshawa	58	28	0	0	6	0	0	0	64	28	128.6
Pickering	1	78	0	0	0	16	0	0	1	94	-98.9
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	4	2	0	0	0	0	0	0	4	2	100.0
Whitby	31	14	0	0	0	51	0	0	31	65	-52.3
Remainder of Toronto CMA	51	60	0	2	103	34	0	0	154	96	60.4
Bradford West Gwillimbury	32	43	0	2	99	8	0	0	131	53	147.2
Town of Mono	4	8	0	0	0	0	0	0	4	8	-50.0
New Tecumseth	8	8	0	0	4	16	0	0	12	24	-50.0
Orangeville	7	1	0	0	0	10	0	0	7	11	-36.4
Toronto CMA	919	879	192	172	528	451	1,719	1,979	3,358	3,481	-3.5
Oshawa CMA	103	167	16	0	19	51	0	0	138	218	-36.7
Greater Toronto Area (GTA)	982	994	208	170	482	508	1,719	1,979	3,391	3,651	-7.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	379	355	120	114	252	322	5,076	9,599	5,827	10,390	-43.9
Toronto	61	48	12	8	18	40	4,020	6,465	4,111	6,561	-37.3
East York	22	34	0	2	0	0	0	105	22	141	-84.4
Etobicoke	53	60	32	62	0	68	202	1,768	287	1,958	-85.3
North York	165	118	66	10	137	154	538	1,261	906	1,543	-41.3
Scarborough	69	83	10	26	97	57	316	0	492	166	196.4
York	9	12	0	6	0	3	0	0	9	21	-57.1
York Region	1,303	1,159	132	170	305	1,019	251	2,226	1,991	4,574	-56.5
Aurora	7	40	0	0	0	0	0	0	7	40	-82.5
East Gwillimbury	11	63	0	32	0	0	0	0	11	95	-88.4
Georgina Township	70	44	2	0	19	7	0	0	91	51	78.4
King Township	112	122	0	4	22	52	0	127	134	305	-56.1
Markham	536	235	106	108	207	741	5	1,116	854	2,200	-61.2
Newmarket	196	184	22	0	0	60	0	0	218	244	-10.7
Richmond Hill	100	193	2	4	16	102	6	564	124	863	-85.6
Vaughan	177	200	0	6	41	41	240	419	458	666	-31.2
Whitchurch-Stouffville	94	78	0	16	0	16	0	0	94	110	-14.5
Peel Region	1,251	1,240	482	618	225	417	688	876	2,646	3,151	-16.0
Brampton	988	998	192	530	152	345	225	0	1,557	1,873	-16.9
Caledon	110	164	32	38	29	72	0	0	171	274	-37.6
Mississauga	153	78	258	50	44	0	463	876	918	1,004	-8.6
Halton Region	241	446	56	16	528	590	730	405	1,555	1,457	6.7
Burlington	18	53	0	0	104	80	387	338	509	471	8.1
Halton Hills	19	23	0	0	117	0	0	0	136	23	**
Milton	127	272	34	16	249	283	0	2	410	573	-28.4
Oakville	77	98	22	0	58	227	343	65	500	390	28.2
Durham Region	574	778	80	34	278	197	48	293	980	1,302	-24.7
Ajax	155	137	10	28	56	54	0	0	221	219	0.9
Brock	7	0	0	0	0	0	0	0	7	0	n/a
Clarington	89	284	24	6	50	23	0	82	163	395	-58.7
Oshawa	190	78	24	0	18	0	48	0	280	78	**
Pickering	45	144	22	0	133	24	0	0	200	168	19.0
Scugog	3	3	0	0	0	0	0	0	3	3	0.0
Uxbridge	7	27	0	0	0	0	0	0	7	27	-74.1
Whitby	78	105	0	0	21	96	0	211	99	412	-76.0
Remainder of Toronto CMA	243	271	6	2	121	54	0	0	370	327	13.1
Bradford West Gwillimbury	142	138	6	2	112	8	0	0	260	148	75.7
Town of Mono	10	20	0	0	0	0	0	0	10	20	-50.0
New Tecumseth	54	105	0	0	9	16	0	0	63	121	-47.9
Orangeville	37	8	0	0	0	30	0	0	37	38	-2.6
Toronto CMA	3,606	3,726	828	948	1,516	2,400	6,358	12,768	12,308	19,842	-38.0
Oshawa CMA	357	467	48	6	89	119	48	293	542	885	-38.8
Greater Toronto Area (GTA)	3,748	3,978	870	952	1,588	2,545	6,793	13,399	12,999	20,874	-37.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Toronto City	124	69	0	0	1,380	1,370	0	243
Toronto	0	30	0	0	862	319	0	243
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	72	647	0	0
North York	32	36	0	0	150	404	0	0
Scarborough	92	3	0	0	296	0	0	0
York	0	0	0	0	0	0	0	0
York Region	50	178	0	0	0	216	0	141
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	8	0	0	0	0	0	0
Markham	22	110	0	0	0	0	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	48	0	0	0	216	0	140
Vaughan	28	4	0	0	0	0	0	0
Whitchurch-Stouffville	0	8	0	0	0	0	0	0
Peel Region	168	61	0	0	0	0	225	0
Brampton	101	61	0	0	0	0	225	0
Caledon	23	0	0	0	0	0	0	0
Mississauga	44	0	0	0	0	0	0	0
Halton Region	121	116	0	0	114	9	0	0
Burlington	38	40	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	54	65	0	0	0	0	0	0
Oakville	29	11	0	0	114	9	0	0
Durham Region	19	84	0	0	0	0	0	0
Ajax	0	17	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	16	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	51	0	0	0	0	0	0
Remainder of Toronto CMA	103	34	0	0	0	0	0	0
Bradford West Gwillimbury	99	8	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	16	0	0	0	0	0	0
Orangeville	0	10	0	0	0	0	0	0
Toronto CMA	528	451	0	0	1,494	1,595	225	384
Oshawa CMA	19	51	0	0	0	0	0	0
Greater Toronto Area (GTA)	482	508	0	0	1,494	1,595	225	384

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	252	308	0	14	5,074	8,944	2	655
Toronto	18	40	0	0	4,018	5,901	2	564
East York	0	0	0	0	0	105	0	0
Etobicoke	0	68	0	0	202	1,768	0	0
North York	137	140	0	14	538	1,170	0	91
Scarborough	97	57	0	0	316	0	0	0
York	0	3	0	0	0	0	0	0
York Region	305	1,011	0	8	240	2,078	11	148
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	7	0	0	0	0	0	0
King Township	22	52	0	0	0	127	0	0
Markham	207	741	0	0	0	1,108	5	8
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	16	102	0	0	0	424	6	140
Vaughan	41	41	0	0	240	419	0	0
Whitchurch-Stouffville	0	8	0	8	0	0	0	0
Peel Region	225	417	0	0	463	626	225	250
Brampton	152	345	0	0	0	0	225	0
Caledon	29	72	0	0	0	0	0	0
Mississauga	44	0	0	0	463	626	0	250
Halton Region	528	590	0	0	575	405	155	0
Burlington	104	80	0	0	232	338	155	0
Halton Hills	117	0	0	0	0	0	0	0
Milton	249	283	0	0	0	2	0	0
Oakville	58	227	0	0	343	65	0	0
Durham Region	251	197	27	0	0	154	48	139
Ajax	56	54	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	23	27	0	0	82	0	0
Oshawa	18	0	0	0	0	0	48	0
Pickering	133	24	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	96	0	0	0	72	0	139
Remainder of Toronto CMA	121	54	0	0	0	0	0	0
Bradford West Gwillimbury	112	8	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	9	16	0	0	0	0	0	0
Orangeville	0	30	0	0	0	0	0	0
Toronto CMA	1,516	2,378	0	22	6,120	11,715	238	1,053
Oshawa CMA	62	119	27	0	0	154	48	139
Greater Toronto Area (GTA)	1,561	2,523	27	22	6,352	12,207	441	1,192

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Toronto City	286	166	1,412	1,370	0	243	1,698	1,779
Toronto	21	42	862	319	0	243	883	604
East York	2	11	0	0	0	0	2	11
Etobicoke	49	16	72	647	0	0	121	663
North York	67	77	182	404	0	0	249	481
Scarborough	145	16	296	0	0	0	441	16
York	2	4	0	0	0	0	2	4
York Region	483	597	0	216	0	141	483	954
Aurora	1	8	0	0	0	0	1	8
East Gwillimbury	4	33	0	0	0	0	4	33
Georgina Township	8	5	0	0	0	0	8	5
King Township	13	31	0	0	0	0	13	31
Markham	323	205	0	0	0	1	323	206
Newmarket	20	85	0	0	0	0	20	85
Richmond Hill	23	125	0	216	0	140	23	481
Vaughan	70	70	0	0	0	0	70	70
Whitchurch-Stouffville	21	35	0	0	0	0	21	35
Peel Region	546	422	0	0	225	0	771	422
Brampton	380	345	0	0	225	0	605	345
Caledon	64	66	0	0	0	0	64	66
Mississauga	102	11	0	0	0	0	102	11
Halton Region	119	124	138	26	0	0	257	150
Burlington	39	40	8	6	0	0	47	46
Halton Hills	5	2	0	0	0	0	5	2
Milton	59	82	0	0	0	0	59	82
Oakville	16	0	130	20	0	0	146	20
Durham Region	180	286	0	60	2	0	182	346
Ajax	37	13	0	17	0	0	37	30
Brock	1	0	0	0	0	0	1	0
Clarington	43	125	0	0	0	0	43	125
Oshawa	62	28	0	0	2	0	64	28
Pickering	1	94	0	0	0	0	1	94
Scugog	1	2	0	0	0	0	1	2
Uxbridge	4	2	0	0	0	0	4	2
Whitby	31	22	0	43	0	0	31	65
Remainder of Toronto CMA	151	89	3	7	0	0	154	96
Bradford West Gwillimbury	131	53	0	0	0	0	131	53
Town of Mono	1	1	3	7	0	0	4	8
New Tecumseth	12	24	0	0	0	0	12	24
Orangeville	7	11	0	0	0	0	7	11
Toronto CMA	1,588	1,467	1,545	1,630	225	384	3,358	3,481
Oshawa CMA	136	175	0	43	2	0	138	218
Greater Toronto Area (GTA)	1,614	1,595	1,550	1,672	227	384	3,391	3,651

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	614	871	5,211	8,850	2	669	5,827	10,390
Toronto	91	96	4,018	5,901	2	564	4,111	6,561
East York	22	36	0	105	0	0	22	141
Etobicoke	85	122	202	1,836	0	0	287	1,958
North York	231	430	675	1,008	0	105	906	1,543
Scarborough	176	166	316	0	0	0	492	166
York	9	21	0	0	0	0	9	21
York Region	1,727	2,308	253	2,110	11	156	1,991	4,574
Aurora	7	40	0	0	0	0	7	40
East Gwillimbury	11	95	0	0	0	0	11	95
Georgina Township	91	51	0	0	0	0	91	51
King Township	134	178	0	127	0	0	134	305
Markham	849	1,060	0	1,132	5	8	854	2,200
Newmarket	218	244	0	0	0	0	218	244
Richmond Hill	118	291	0	432	6	140	124	863
Vaughan	205	247	253	419	0	0	458	666
Whitchurch-Stouffville	94	102	0	0	0	8	94	110
Peel Region	1,958	2,275	463	626	225	250	2,646	3,151
Brampton	1,332	1,873	0	0	225	0	1,557	1,873
Caledon	171	274	0	0	0	0	171	274
Mississauga	455	128	463	626	0	250	918	1,004
Halton Region	738	821	662	636	155	0	1,555	1,457
Burlington	56	127	298	344	155	0	509	471
Halton Hills	136	23	0	0	0	0	136	23
Milton	410	573	0	0	0	0	410	573
Oakville	136	98	364	292	0	0	500	390
Durham Region	866	908	37	255	77	139	980	1,302
Ajax	205	173	16	46	0	0	221	219
Brock	7	0	0	0	0	0	7	0
Clarington	136	313	0	82	27	0	163	395
Oshawa	230	78	0	0	50	0	280	78
Pickering	200	168	0	0	0	0	200	168
Scugog	3	3	0	0	0	0	3	3
Uxbridge	7	27	0	0	0	0	7	27
Whitby	78	146	21	127	0	139	99	412
Remainder of Toronto CMA	360	320	10	7	0	0	370	327
Bradford West Gwillimbury	260	148	0	0	0	0	260	148
Town of Mono	4	13	6	7	0	0	10	20
New Tecumseth	59	121	4	0	0	0	63	121
Orangeville	37	38	0	0	0	0	37	38
Toronto CMA	5,753	6,836	6,317	11,931	238	1,075	12,308	19,842
Oshawa CMA	444	537	21	209	77	139	542	885
Greater Toronto Area (GTA)	5,903	7,183	6,626	12,477	470	1,214	12,999	20,874

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Toronto City	81	73	4	0	52	25	1,253	949	1,390	1,047	32.8
Toronto	11	9	2	0	3	0	476	182	492	191	157.6
East York	4	6	0	0	0	0	363	0	367	6	**
Etobicoke	12	10	0	0	0	0	323	236	335	246	36.2
North York	35	7	0	0	14	7	91	531	140	545	-74.3
Scarborough	10	40	0	0	35	18	0	0	45	58	-22.4
York	9	1	2	0	0	0	0	0	11	1	**
York Region	183	376	42	30	124	105	445	0	794	511	55.4
Aurora	0	2	0	0	0	0	0	0	0	2	-100.0
East Gwillimbury	2	12	0	2	0	12	0	0	2	26	-92.3
Georgina Township	5	15	0	0	0	0	0	0	5	15	-66.7
King Township	21	5	0	0	10	0	264	0	295	5	**
Markham	58	71	38	24	75	39	19	0	190	134	41.8
Newmarket	16	57	2	0	0	0	0	0	18	57	-68.4
Richmond Hill	12	70	0	2	13	27	140	0	165	99	66.7
Vaughan	47	117	2	2	0	19	22	0	71	138	-48.6
Whitchurch-Stouffville	22	27	0	0	26	8	0	0	48	35	37.1
Peel Region	228	266	78	44	115	125	836	859	1,257	1,294	-2.9
Brampton	203	230	78	4	115	120	0	0	396	354	11.9
Caledon	25	30	0	40	0	0	0	0	25	70	-64.3
Mississauga	0	6	0	0	0	5	836	859	836	870	-3.9
Halton Region	161	219	26	34	57	80	48	0	292	333	-12.3
Burlington	12	26	2	0	0	4	0	0	14	30	-53.3
Halton Hills	36	2	0	4	0	4	0	0	36	10	**
Milton	109	132	20	20	45	60	48	0	222	212	4.7
Oakville	4	59	4	10	12	12	0	0	20	81	-75.3
Durham Region	150	153	2	6	119	65	0	0	271	224	21.0
Ajax	38	33	0	6	76	0	0	0	114	39	192.3
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	29	34	2	0	6	14	0	0	37	48	-22.9
Oshawa	42	31	0	0	21	0	0	0	63	31	103.2
Pickering	16	12	0	0	8	5	0	0	24	17	41.2
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	23	41	0	0	8	46	0	0	31	87	-64.4
Remainder of Toronto CMA	50	133	16	16	0	0	0	0	66	149	-55.7
Bradford West Gwillimbury	19	60	16	4	0	0	0	0	35	64	-45.3
Town of Mono	10	4	0	0	0	0	0	0	10	4	150.0
New Tecumseth	11	65	0	8	0	0	0	0	11	73	-84.9
Orangeville	10	4	0	4	0	0	0	0	10	8	25.0
Toronto CMA	746	1,087	164	130	432	336	2,582	1,808	3,924	3,361	16.8
Oshawa CMA	94	106	2	0	35	60	0	0	131	166	-21.1
Greater Toronto Area (GTA)	803	1,087	152	114	467	400	2,582	1,808	4,004	3,409	17.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	386	313	100	150	323	334	7,432	5,615	8,241	6,412	28.5
Toronto	77	45	10	0	15	18	4,600	2,976	4,702	3,039	54.7
East York	28	19	0	0	0	0	363	62	391	81	**
Etobicoke	84	45	68	2	68	5	806	1,603	1,026	1,655	-38.0
North York	139	143	10	146	178	241	1,349	809	1,676	1,339	25.2
Scarborough	40	54	2	2	62	70	314	165	418	291	43.6
York	18	7	10	0	0	0	0	0	28	7	**
York Region	1,200	1,912	202	168	674	553	984	217	3,060	2,850	7.4
Aurora	21	13	0	0	24	0	0	0	45	13	**
East Gwillimbury	24	27	4	6	6	16	0	0	34	49	-30.6
Georgina Township	45	51	2	0	0	0	0	0	47	51	-7.8
King Township	101	23	0	0	37	0	264	0	402	23	**
Markham	320	714	172	122	247	336	47	4	786	1,176	-33.2
Newmarket	72	95	2	4	34	0	0	4	108	103	4.9
Richmond Hill	67	247	8	8	82	80	429	0	586	335	74.9
Vaughan	295	523	14	24	205	64	140	209	654	820	-20.2
Whitchurch-Stouffville	255	219	0	4	39	57	104	0	398	280	42.1
Peel Region	1,344	1,197	427	306	438	307	1,032	859	3,241	2,669	21.4
Brampton	1,130	1,043	422	174	352	179	0	0	1,904	1,396	36.4
Caledon	157	86	3	48	58	6	0	0	218	140	55.7
Mississauga	57	68	2	84	28	122	1,032	859	1,119	1,133	-1.2
Halton Region	487	678	60	92	263	325	424	427	1,234	1,522	-18.9
Burlington	40	150	2	0	10	23	186	0	238	173	37.6
Halton Hills	43	17	0	4	0	13	0	0	43	34	26.5
Milton	349	314	54	66	164	153	98	288	665	821	-19.0
Oakville	55	197	4	22	89	136	140	139	288	494	-41.7
Durham Region	658	785	36	56	245	330	30	2	969	1,173	-17.4
Ajax	146	134	16	56	85	44	0	0	247	234	5.6
Brock	6	5	0	0	0	0	0	0	6	5	20.0
Clarington	144	152	4	0	19	36	0	0	167	188	-11.2
Oshawa	140	124	16	0	47	53	0	2	203	179	13.4
Pickering	113	178	0	0	13	67	0	0	126	245	-48.6
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Uxbridge	12	12	0	0	0	0	0	0	12	12	0.0
Whitby	93	178	0	0	81	130	30	0	204	308	-33.8
Remainder of Toronto CMA	280	303	46	38	17	0	0	0	343	341	0.6
Bradford West Gwillimbury	145	147	40	24	6	0	0	0	191	171	11.7
Town of Mono	17	9	0	0	0	0	0	0	17	9	88.9
New Tecumseth	85	130	6	10	4	0	0	0	95	140	-32.1
Orangeville	33	17	0	4	7	0	0	0	40	21	90.5
Toronto CMA	3,928	4,577	849	810	1,803	1,607	9,686	7,118	16,266	14,112	15.3
Oshawa CMA	377	454	20	0	147	219	30	2	574	675	-15.0
Greater Toronto Area (GTA)	4,075	4,885	825	772	1,943	1,849	9,902	7,120	16,745	14,626	14.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Toronto City	38	25	14	0	1,160	713	93	236
Toronto	3	0	0	0	474	182	2	0
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	323	0	0	236
North York	0	7	14	0	0	531	91	0
Scarborough	35	18	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	124	105	0	0	305	0	140	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	12	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	10	0	0	0	264	0	0	0
Markham	75	39	0	0	19	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	13	27	0	0	0	0	140	0
Vaughan	0	19	0	0	22	0	0	0
Whitchurch-Stouffville	26	8	0	0	0	0	0	0
Peel Region	115	125	0	0	586	859	250	0
Brampton	115	120	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	5	0	0	586	859	250	0
Halton Region	57	80	0	0	48	0	0	0
Burlington	0	4	0	0	0	0	0	0
Halton Hills	0	4	0	0	0	0	0	0
Milton	45	60	0	0	48	0	0	0
Oakville	12	12	0	0	0	0	0	0
Durham Region	119	57	0	8	0	0	0	0
Ajax	76	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	6	0	8	0	0	0	0
Oshawa	21	0	0	0	0	0	0	0
Pickering	8	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	46	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	418	336	14	0	2,099	1,572	483	236
Oshawa CMA	35	52	0	8	0	0	0	0
Greater Toronto Area (GTA)	453	392	14	8	2,099	1,572	483	236

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	309	334	14	0	6,438	3,905	994	1,710
Toronto	15	18	0	0	3,697	2,206	903	770
East York	0	0	0	0	363	0	0	62
Etobicoke	68	5	0	0	806	878	0	725
North York	164	241	14	0	1,258	809	91	0
Scarborough	62	70	0	0	314	12	0	153
York	0	0	0	0	0	0	0	0
York Region	674	545	0	8	844	209	140	8
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	6	16	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	37	0	0	0	264	0	0	0
Markham	247	336	0	0	47	0	0	4
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	82	80	0	0	289	0	140	0
Vaughan	205	64	0	0	140	209	0	0
Whitchurch-Stouffville	39	49	0	8	104	0	0	0
Peel Region	438	307	0	0	782	859	250	0
Brampton	352	179	0	0	0	0	0	0
Caledon	58	6	0	0	0	0	0	0
Mississauga	28	122	0	0	782	859	250	0
Halton Region	263	325	0	0	422	347	2	80
Burlington	10	23	0	0	186	0	0	0
Halton Hills	0	13	0	0	0	0	0	0
Milton	164	153	0	0	96	208	2	80
Oakville	89	136	0	0	140	139	0	0
Durham Region	245	284	0	46	30	0	0	2
Ajax	85	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	28	0	8	0	0	0	0
Oshawa	47	15	0	38	0	0	0	2
Pickering	13	67	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	81	130	0	0	30	0	0	0
Remainder of Toronto CMA	17	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	1,789	1,599	14	8	8,300	5,320	1,386	1,798
Oshawa CMA	147	173	0	46	30	0	0	2
Greater Toronto Area (GTA)	1,929	1,795	14	54	8,516	5,320	1,386	1,800

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Toronto City	123	98	1,160	713	107	236	1,390	1,047
Toronto	16	9	474	182	2	0	492	191
East York	4	6	363	0	0	0	367	6
Etobicoke	12	10	323	0	0	236	335	246
North York	35	14	0	531	105	0	140	545
Scarborough	45	58	0	0	0	0	45	58
York	11	1	0	0	0	0	11	1
York Region	349	505	305	6	140	0	794	511
Aurora	0	2	0	0	0	0	0	2
East Gwillimbury	2	26	0	0	0	0	2	26
Georgina Township	5	15	0	0	0	0	5	15
King Township	31	5	264	0	0	0	295	5
Markham	171	134	19	0	0	0	190	134
Newmarket	18	57	0	0	0	0	18	57
Richmond Hill	25	93	0	6	140	0	165	99
Vaughan	49	138	22	0	0	0	71	138
Whitchurch-Stouffville	48	35	0	0	0	0	48	35
Peel Region	421	435	586	859	250	0	1,257	1,294
Brampton	396	354	0	0	0	0	396	354
Caledon	25	70	0	0	0	0	25	70
Mississauga	0	11	586	859	250	0	836	870
Halton Region	193	249	99	84	0	0	292	333
Burlington	14	26	0	4	0	0	14	30
Halton Hills	36	2	0	8	0	0	36	10
Milton	129	152	93	60	0	0	222	212
Oakville	14	69	6	12	0	0	20	81
Durham Region	221	201	50	13	0	10	271	224
Ajax	93	39	21	0	0	0	114	39
Brock	1	1	0	0	0	0	1	1
Clarington	37	40	0	0	0	8	37	48
Oshawa	42	29	21	0	0	2	63	31
Pickering	24	17	0	0	0	0	24	17
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	23	74	8	13	0	0	31	87
Remainder of Toronto CMA	59	144	7	5	0	0	66	149
Bradford West Gwillimbury	35	64	0	0	0	0	35	64
Town of Mono	3	3	7	1	0	0	10	4
New Tecumseth	11	69	0	4	0	0	11	73
Orangeville	10	8	0	0	0	0	10	8
Toronto CMA	1,249	1,462	2,178	1,663	497	236	3,924	3,361
Oshawa CMA	102	143	29	13	0	10	131	166
Greater Toronto Area (GTA)	1,307	1,488	2,200	1,675	497	246	4,004	3,409

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	716	784	6,517	3,918	1,008	1,710	8,241	6,412
Toronto	102	84	3,697	2,185	903	770	4,702	3,039
East York	28	19	363	0	0	62	391	81
Etobicoke	152	52	874	878	0	725	1,026	1,655
North York	308	529	1,263	810	105	0	1,676	1,339
Scarborough	98	93	320	45	0	153	418	291
York	28	7	0	0	0	0	28	7
York Region	1,979	2,605	941	229	140	16	3,060	2,850
Aurora	43	12	2	1	0	0	45	13
East Gwillimbury	34	49	0	0	0	0	34	49
Georgina Township	47	51	0	0	0	0	47	51
King Township	138	23	264	0	0	0	402	23
Markham	739	1,172	47	0	0	4	786	1,176
Newmarket	108	99	0	0	0	4	108	103
Richmond Hill	145	316	301	19	140	0	586	335
Vaughan	431	611	223	209	0	0	654	820
Whitchurch-Stouffville	294	272	104	0	0	8	398	280
Peel Region	2,181	1,703	810	966	250	0	3,241	2,669
Brampton	1,904	1,396	0	0	0	0	1,904	1,396
Caledon	218	140	0	0	0	0	218	140
Mississauga	59	167	810	966	250	0	1,119	1,133
Halton Region	678	936	554	506	2	80	1,234	1,522
Burlington	52	150	186	23	0	0	238	173
Halton Hills	43	17	0	17	0	0	43	34
Milton	514	463	149	278	2	80	665	821
Oakville	69	306	219	188	0	0	288	494
Durham Region	815	1,083	153	40	1	50	969	1,173
Ajax	217	234	30	0	0	0	247	234
Brock	6	5	0	0	0	0	6	5
Clarington	167	174	0	6	0	8	167	188
Oshawa	155	122	47	15	1	42	203	179
Pickering	126	245	0	0	0	0	126	245
Scugog	4	2	0	0	0	0	4	2
Uxbridge	12	12	0	0	0	0	12	12
Whitby	128	289	76	19	0	0	204	308
Remainder of Toronto CMA	320	331	23	10	0	0	343	341
Bradford West Gwillimbury	191	171	0	0	0	0	191	171
Town of Mono	5	4	12	5	0	0	17	9
New Tecumseth	84	135	11	5	0	0	95	140
Orangeville	40	21	0	0	0	0	40	21
Toronto CMA	6,177	6,700	8,689	5,606	1,400	1,806	16,266	14,112
Oshawa CMA	450	585	123	40	1	50	574	675
Greater Toronto Area (GTA)	6,369	7,111	8,975	5,659	1,401	1,856	16,745	14,626

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2013	2	2.4	4	4.7	5	5.9	3	3.5	71	83.5	85	1,149,900	1,404,679
May 2012	0	0.0	28	37.3	14	18.7	6	8.0	27	36.0	75	591,990	874,769
Year-to-date 2013	2	0.6	6	1.8	6	1.8	24	7.2	295	88.6	333	1,329,989	1,490,704
Year-to-date 2012	4	1.3	52	16.3	27	8.5	27	8.5	209	65.5	319	995,875	1,129,218
Toronto													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	6.8	55	93.2	59	1,325,000	1,824,776
Year-to-date 2012	0	0.0	0	0.0	1	2.3	0	0.0	43	97.7	44	1,387,000	1,716,475
East York													
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	20.0	16	80.0	20	1,072,500	1,224,050
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	10.5	17	89.5	19	1,300,000	1,318,020
Etobicoke													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,900,000	1,856,683
May 2012	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	912,450	998,061
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	11.1	72	88.9	81	1,449,800	1,524,783
Year-to-date 2012	0	0.0	0	0.0	5	10.4	12	25.0	31	64.6	48	1,222,245	1,232,135
North York													
May 2013	1	3.0	0	0.0	0	0.0	1	3.0	31	93.9	33	1,339,900	1,539,340
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2013	1	0.8	0	0.0	0	0.0	1	0.8	123	98.4	125	1,429,900	1,615,788
Year-to-date 2012	4	2.6	22	14.5	5	3.3	8	5.3	113	74.3	152	1,052,450	1,095,445
Scarborough													
May 2013	1	6.3	4	25.0	5	31.3	0	0.0	6	37.5	16	636,000	660,548
May 2012	0	0.0	28	66.7	12	28.6	1	2.4	1	2.4	42	539,945	556,584
Year-to-date 2013	1	3.4	6	20.7	6	20.7	2	6.9	14	48.3	29	650,000	707,302
Year-to-date 2012	0	0.0	30	61.2	13	26.5	4	8.2	2	4.1	49	539,990	572,582
York													
May 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	21.1	15	78.9	19	870,890	961,522
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2013	16	8.7	8	4.4	42	23.0	72	39.3	45	24.6	183	695,000	752,399
May 2012	35	9.3	80	21.3	85	22.7	108	28.8	67	17.9	375	638,990	680,335
Year-to-date 2013	76	6.4	83	7.0	297	24.9	523	43.9	213	17.9	1,192	680,990	729,710
Year-to-date 2012	249	13.0	473	24.7	482	25.2	453	23.7	256	13.4	1,913	586,990	643,919
Aurora													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
Year-to-date 2012	1	6.7	2	13.3	1	6.7	0	0.0	11	73.3	15	1,302,000	1,243,126
East Gwillimbury													
May 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2012	8	66.7	4	33.3	0	0.0	0	0.0	0	0.0	12	444,990	447,990
Year-to-date 2013	20	83.3	3	12.5	0	0.0	1	4.2	0	0.0	24	439,990	445,573
Year-to-date 2012	21	77.8	6	22.2	0	0.0	0	0.0	0	0.0	27	444,990	438,357
Georgina Township													
May 2013	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2012	14	93.3	0	0.0	0	0.0	0	0.0	1	6.7	15	333,990	375,590
Year-to-date 2013	32	71.1	4	8.9	3	6.7	3	6.7	3	6.7	45	359,990	450,566
Year-to-date 2012	42	82.4	4	7.8	0	0.0	0	0.0	5	9.8	51	337,990	454,540
King Township													
May 2013	0	0.0	0	0.0	0	0.0	11	52.4	10	47.6	21	784,990	909,085
May 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	1	1.0	55	55.0	44	44.0	100	783,490	863,521
Year-to-date 2012	0	0.0	0	0.0	0	0.0	11	50.0	11	50.0	22	813,490	867,718
Markham													
May 2013	0	0.0	3	5.2	17	29.3	28	48.3	10	17.2	58	682,495	685,156
May 2012	9	13.0	33	47.8	15	21.7	7	10.1	5	7.2	69	535,990	564,837
Year-to-date 2013	4	1.3	26	8.2	110	34.5	130	40.8	49	15.4	319	669,990	692,587
Year-to-date 2012	117	16.5	290	40.9	220	31.0	60	8.5	22	3.1	709	535,990	552,333
Newmarket													
May 2013	10	62.5	0	0.0	6	37.5	0	0.0	0	0.0	16	428,400	480,661
May 2012	3	5.3	26	45.6	13	22.8	15	26.3	0	0.0	57	549,900	579,927
Year-to-date 2013	10	14.1	2	2.8	18	25.4	41	57.7	0	0.0	71	669,900	634,726
Year-to-date 2012	24	25.3	32	33.7	24	25.3	15	15.8	0	0.0	95	543,900	541,592
Richmond Hill													
May 2013	0	0.0	1	8.3	0	0.0	4	33.3	7	58.3	12	804,900	779,772
May 2012	0	0.0	6	8.3	28	38.9	22	30.6	16	22.2	72	658,945	725,816
Year-to-date 2013	0	0.0	1	1.5	4	6.1	26	39.4	35	53.0	66	804,900	962,513
Year-to-date 2012	0	0.0	25	10.2	98	39.8	79	32.1	44	17.9	246	650,490	735,254
Vaughan													
May 2013	0	0.0	0	0.0	8	17.0	26	55.3	13	27.7	47	714,990	885,449
May 2012	0	0.0	0	0.0	23	19.8	62	53.4	31	26.7	116	742,400	777,282
Year-to-date 2013	1	0.3	0	0.0	18	6.1	214	72.8	61	20.7	294	736,490	845,924
Year-to-date 2012	5	0.9	13	2.5	85	16.1	283	53.6	142	26.9	528	726,990	770,949
Whitchurch-Stouffville													
May 2013	0	0.0	3	13.6	11	50.0	3	13.6	5	22.7	22	622,990	803,334
May 2012	1	3.7	11	40.7	6	22.2	0	0.0	9	33.3	27	564,900	766,040
Year-to-date 2013	9	3.5	46	18.0	140	54.9	51	20.0	9	3.5	255	593,900	619,098
Year-to-date 2012	39	17.7	101	45.9	54	24.5	5	2.3	21	9.5	220	499,950	582,152

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2013	40	17.3	58	25.1	60	26.0	62	26.8	11	4.8	231	597,990	602,152
May 2012	37	14.7	53	21.0	43	17.1	85	33.7	34	13.5	252	632,990	631,749
Year-to-date 2013	205	15.2	431	32.0	347	25.7	286	21.2	79	5.9	1,348	559,900	596,789
Year-to-date 2012	216	18.3	327	27.7	305	25.8	253	21.4	79	6.7	1,180	560,900	585,815
Brampton													
May 2013	39	19.0	50	24.4	52	25.4	56	27.3	8	3.9	205	597,990	599,900
May 2012	35	15.4	48	21.1	36	15.9	80	35.2	28	12.3	227	643,900	620,191
Year-to-date 2013	196	17.3	386	34.1	281	24.8	239	21.1	31	2.7	1,133	546,990	569,160
Year-to-date 2012	213	20.5	312	30.0	243	23.3	235	22.6	38	3.7	1,041	549,900	559,531
Caledon													
May 2013	1	3.8	8	30.8	8	30.8	6	23.1	3	11.5	26	602,900	619,907
May 2012	2	10.5	5	26.3	7	36.8	5	26.3	0	0.0	19	569,990	574,076
Year-to-date 2013	9	5.7	40	25.3	59	37.3	39	24.7	11	7.0	158	602,900	616,458
Year-to-date 2012	3	4.2	14	19.7	33	46.5	18	25.4	3	4.2	71	609,900	687,915
Mississauga													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	5	8.8	7	12.3	8	14.0	37	64.9	57	850,000	1,091,465
Year-to-date 2012	0	0.0	1	1.5	29	42.6	0	0.0	38	55.9	68	850,000	881,578
Halton Region													
May 2013	42	26.6	67	42.4	30	19.0	14	8.9	5	3.2	158	499,945	539,479
May 2012	51	25.4	59	29.4	53	26.4	17	8.5	21	10.4	201	540,900	566,462
Year-to-date 2013	199	40.4	129	26.2	60	12.2	23	4.7	81	16.5	492	460,900	683,878
Year-to-date 2012	145	22.2	210	32.1	129	19.7	49	7.5	121	18.5	654	530,900	737,520
Burlington													
May 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
May 2012	1	6.7	7	46.7	6	40.0	0	0.0	1	6.7	15	541,990	580,325
Year-to-date 2013	0	0.0	1	2.8	17	47.2	1	2.8	17	47.2	36	640,000	1,139,833
Year-to-date 2012	15	10.9	79	57.2	32	23.2	1	0.7	11	8.0	138	511,490	638,592
Halton Hills													
May 2013	0	0.0	6	16.7	18	50.0	11	30.6	1	2.8	36	620,400	631,214
May 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	6	14.0	18	41.9	12	27.9	7	16.3	43	649,900	718,923
Year-to-date 2012	0	0.0	0	0.0	2	11.8	5	29.4	10	58.8	17	850,000	856,953
Milton													
May 2013	42	37.2	61	54.0	7	6.2	3	2.7	0	0.0	113	469,900	476,239
May 2012	50	37.9	47	35.6	34	25.8	1	0.8	0	0.0	132	485,900	497,188
Year-to-date 2013	199	56.4	121	34.3	12	3.4	5	1.4	16	4.5	353	430,900	472,134
Year-to-date 2012	127	40.4	108	34.4	75	23.9	4	1.3	0	0.0	314	470,900	491,715
Oakville													
May 2013	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
May 2012	0	0.0	5	9.6	12	23.1	16	30.8	19	36.5	52	715,000	730,833
Year-to-date 2013	0	0.0	1	1.7	13	21.7	5	8.3	41	68.3	60	1,500,000	1,630,947
Year-to-date 2012	3	1.6	23	12.4	20	10.8	39	21.1	100	54.1	185	830,000	1,217,543

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2013	56	35.2	48	30.2	28	17.6	16	10.1	11	6.9	159	490,000	521,214
May 2012	74	48.4	39	25.5	14	9.2	20	13.1	6	3.9	153	455,990	471,388
Year-to-date 2013	254	39.6	140	21.8	107	16.7	99	15.4	41	6.4	641	495,000	523,158
Year-to-date 2012	384	49.4	182	23.4	131	16.8	52	6.7	29	3.7	778	453,400	470,225
Ajax													
May 2013	3	6.4	22	46.8	19	40.4	3	6.4	0	0.0	47	548,300	540,213
May 2012	5	15.2	6	18.2	5	15.2	16	48.5	1	3.0	33	650,300	592,567
Year-to-date 2013	6	4.4	46	33.6	57	41.6	27	19.7	1	0.7	137	580,000	573,155
Year-to-date 2012	25	19.1	28	21.4	38	29.0	32	24.4	8	6.1	131	584,400	573,147
Brock													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
May 2013	25	83.3	3	10.0	1	3.3	1	3.3	0	0.0	30	331,990	362,330
May 2012	25	78.1	6	18.8	0	0.0	1	3.1	0	0.0	32	350,945	381,075
Year-to-date 2013	116	80.0	18	12.4	4	2.8	3	2.1	4	2.8	145	345,990	387,638
Year-to-date 2012	125	80.6	21	13.5	5	3.2	2	1.3	2	1.3	155	351,900	374,093
Oshawa													
May 2013	25	59.5	14	33.3	1	2.4	2	4.8	0	0.0	42	415,445	433,093
May 2012	22	73.3	8	26.7	0	0.0	0	0.0	0	0.0	30	369,945	376,870
Year-to-date 2013	91	64.5	33	23.4	11	7.8	6	4.3	0	0.0	141	411,990	435,283
Year-to-date 2012	95	77.2	26	21.1	1	0.8	0	0.0	1	0.8	123	365,990	375,359
Pickering													
May 2013	1	6.3	0	0.0	1	6.3	5	31.3	9	56.3	16	869,150	886,931
May 2012	0	0.0	6	42.9	4	28.6	0	0.0	4	28.6	14	570,550	718,246
Year-to-date 2013	11	9.7	10	8.8	16	14.2	50	44.2	26	23.0	113	703,300	705,523
Year-to-date 2012	41	23.0	59	33.1	59	33.1	5	2.8	14	7.9	178	529,990	559,423
Scugog													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
May 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	8.3	0	0.0	1	8.3	4	33.3	6	50.0	12	930,080	915,534
Year-to-date 2012	4	30.8	4	30.8	1	7.7	3	23.1	1	7.7	13	518,500	544,844
Whitby													
May 2013	2	8.7	9	39.1	6	26.1	4	17.4	2	8.7	23	582,990	589,810
May 2012	22	51.2	13	30.2	5	11.6	2	4.7	1	2.3	43	435,990	426,059
Year-to-date 2013	29	31.2	33	35.5	18	19.4	9	9.7	4	4.3	93	503,990	521,817
Year-to-date 2012	94	52.8	44	24.7	27	15.2	10	5.6	3	1.7	178	438,490	449,094

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2013	44	88.0	3	6.0	1	2.0	0	0.0	2	4.0	50	389,945	405,522
May 2012	111	83.5	17	12.8	1	0.8	3	2.3	1	0.8	133	394,990	388,245
Year-to-date 2013	265	94.3	10	3.6	1	0.4	0	0.0	5	1.8	281	381,900	386,690
Year-to-date 2012	257	84.8	40	13.2	1	0.3	4	1.3	1	0.3	303	389,990	384,791
Bradford West Gwillimbury													
May 2013	18	94.7	1	5.3	0	0.0	0	0.0	0	0.0	19	354,990	381,201
May 2012	45	75.0	15	25.0	0	0.0	0	0.0	0	0.0	60	421,990	432,940
Year-to-date 2013	138	95.2	5	3.4	0	0.0	0	0.0	2	1.4	145	398,990	400,406
Year-to-date 2012	111	75.5	36	24.5	0	0.0	0	0.0	0	0.0	147	424,990	432,099
Town of Mono													
May 2013	4	44.4	2	22.2	1	11.1	0	0.0	2	22.2	9	--	--
May 2012	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2013	10	62.5	2	12.5	1	6.3	0	0.0	3	18.8	16	434,400	519,619
Year-to-date 2012	5	55.6	1	11.1	0	0.0	2	22.2	1	11.1	9	--	--
New Tecumseth													
May 2013	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	339,990	350,899
May 2012	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	310,990	321,313
Year-to-date 2013	85	100.0	0	0.0	0	0.0	0	0.0	0	0.0	85	334,990	338,872
Year-to-date 2012	130	100.0	0	0.0	0	0.0	0	0.0	0	0.0	130	305,990	314,790
Orangeville													
May 2013	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	382,900	381,455
May 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2013	32	91.4	3	8.6	0	0.0	0	0.0	0	0.0	35	381,900	385,225
Year-to-date 2012	11	64.7	3	17.6	1	5.9	2	11.8	0	0.0	17	380,900	445,047
Toronto CMA													
May 2013	148	19.3	162	21.1	157	20.5	160	20.9	139	18.1	766	604,900	699,081
May 2012	238	22.3	242	22.6	199	18.6	236	22.1	154	14.4	1,069	573,990	623,972
Year-to-date 2013	765	19.8	714	18.4	768	19.8	936	24.2	689	17.8	3,872	604,900	708,682
Year-to-date 2012	926	20.3	1,114	24.5	1,010	22.2	825	18.1	678	14.9	4,553	569,900	653,601
Oshawa CMA													
May 2013	52	54.7	26	27.4	8	8.4	7	7.4	2	2.1	95	419,900	448,689
May 2012	69	65.7	27	25.7	5	4.8	3	2.9	1	1.0	105	373,900	398,296
Year-to-date 2013	236	62.3	84	22.2	33	8.7	18	4.7	8	2.1	379	401,990	438,288
Year-to-date 2012	314	68.9	91	20.0	33	7.2	12	2.6	6	1.3	456	372,945	403,711
Greater Toronto Area													
May 2013	156	19.1	185	22.7	165	20.2	167	20.5	143	17.5	816	601,900	691,537
May 2012	197	18.7	259	24.5	209	19.8	236	22.3	155	14.7	1,056	580,900	630,602
Year-to-date 2013	736	18.4	789	19.7	817	20.4	955	23.8	709	17.7	4,006	602,900	709,561
Year-to-date 2012	998	20.6	1,244	25.7	1,074	22.2	834	17.2	694	14.3	4,844	565,900	646,464

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,404,679	874,769	60.6	1,490,704	1,129,218	32.0
Toronto	--	--	n/a	1,824,776	1,716,475	6.3
East York	--	--	n/a	1,224,050	1,318,020	-7.1
Etobicoke	1,856,683	998,061	86.0	1,524,783	1,232,135	23.8
North York	1,539,340	--	n/a	1,615,788	1,095,445	47.5
Scarborough	660,548	556,584	18.7	707,302	572,582	23.5
York	--	--	n/a	961,522	--	n/a
York Region	752,399	680,335	10.6	729,710	643,919	13.3
Aurora	--	--	n/a	910,829	1,243,126	-26.7
East Gwillimbury	--	447,990	n/a	445,573	438,357	1.6
Georgina Township	--	375,590	n/a	450,566	454,540	-0.9
King Township	909,085	--	n/a	863,521	867,718	-0.5
Markham	685,156	564,837	21.3	692,587	552,333	25.4
Newmarket	480,661	579,927	-17.1	634,726	541,592	17.2
Richmond Hill	779,772	725,816	7.4	962,513	735,254	30.9
Vaughan	885,449	777,282	13.9	845,924	770,949	9.7
Whitchurch-Stouffville	803,334	766,040	4.9	619,098	582,152	6.3
Peel Region	602,152	631,749	-4.7	596,789	585,815	1.9
Brampton	599,900	620,191	-3.3	569,160	559,531	1.7
Caledon	619,907	574,076	8.0	616,458	687,915	-10.4
Mississauga	--	--	n/a	1,091,465	881,578	23.8
Halton Region	539,479	566,462	-4.8	683,878	737,520	-7.3
Burlington	--	580,325	n/a	1,139,833	638,592	78.5
Halton Hills	631,214	--	n/a	718,923	856,953	-16.1
Milton	476,239	497,188	-4.2	472,134	491,715	-4.0
Oakville	--	730,833	n/a	1,630,947	1,217,543	34.0
Durham Region	521,214	471,388	10.6	523,158	470,225	11.3
Ajax	540,213	592,567	-8.8	573,155	573,147	0.0
Brock	--	--	n/a	--	--	n/a
Clarington	362,330	381,075	-4.9	387,638	374,093	3.6
Oshawa	433,093	376,870	14.9	435,283	375,359	16.0
Pickering	886,931	718,246	23.5	705,523	559,423	26.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	915,534	544,844	68.0
Whitby	589,810	426,059	38.4	521,817	449,094	16.2
Remainder of Toronto CMA	405,522	388,245	4.5	386,690	384,791	0.5
Bradford West Gwillimbury	381,201	432,940	-12.0	400,406	432,099	-7.3
Town of Mono	--	--	n/a	519,619	--	n/a
New Tecumseth	350,899	321,313	9.2	338,872	314,790	7.7
Orangeville	381,455	--	n/a	385,225	445,047	-13.4
Toronto CMA	699,081	623,972	12.0	708,682	653,601	8.4
Oshawa CMA	448,689	398,296	12.7	438,288	403,711	8.6
Greater Toronto Area (GTA)	691,537	630,602	9.7	709,561	646,464	9.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	501,152
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	506,261
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,578
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	516,311
	May	10,182	-6.2	7,241	19,216	13,537	53.5	542,174	4.9	515,294
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	YTD 2012	42,489	9.1		74,260			505,997	8.8	
	YTD 2013	37,892	-10.8		73,890			521,829	3.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	875	1,073	1,235	70.9	316,394	4.7	323,581
	February	809	24.1	897	1,327	1,353	66.3	323,592	7.1	325,135
	March	1,128	15.0	914	1,722	1,329	68.8	327,630	8.6	328,676
	April	1,167	23.0	885	1,655	1,267	69.9	337,401	5.1	329,469
	May	1,183	13.8	885	1,749	1,295	68.4	339,086	7.3	332,742
	June	1,051	0.5	829	1,509	1,281	64.7	339,032	5.0	330,810
	July	925	9.0	873	1,306	1,373	63.6	334,783	3.0	328,416
	August	854	11.8	894	1,208	1,281	69.8	335,783	8.0	338,165
	September	729	-12.5	771	1,335	1,236	62.3	334,870	5.1	336,157
	October	797	5.0	853	1,140	1,252	68.1	335,818	5.7	335,540
	November	699	-4.8	818	909	1,198	68.2	335,697	6.8	340,841
	December	390	-20.7	700	416	1,097	63.8	324,743	4.7	336,238
2013	January	488	-12.2	766	989	1,153	66.4	331,514	4.8	338,763
	February	716	-11.5	794	1,072	1,090	72.9	348,474	7.7	350,054
	March	899	-20.3	726	1,412	1,089	66.7	346,697	5.8	347,669
	April	1,145	-1.9	868	1,682	1,285	67.5	353,291	4.7	344,436
	May	1,122	-5.2	842	1,837	1,353	62.3	354,968	4.7	348,434
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	YTD 2012	4,843	17.3		7,526			330,818	6.8	
	YTD 2013	4,370	-9.8		6,992			349,144	5.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
May 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14		123.2	3,100	8.0	68.0	918
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14		123.2	197.9	7.4	68.2	945
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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